Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 10/270 Including suburb and postcode

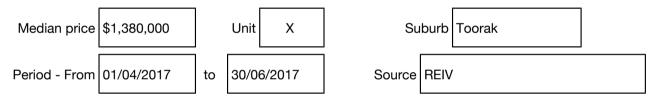
10/270 Williams Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$415,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/297 Dandenong Rd PRAHRAN 3181	\$410,000	16/03/2017
4/4-6 Powell St SOUTH YARRA 3141	\$401,500	15/07/2017
16/1 Clendon Rd ARMADALE 3143	\$398,000	08/07/2017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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